

**VILLAGE OF MONROE
PLANNING BOARD
WORKSHOP MEETING MINTUES**

**Tuesday October 10, 2023
7:00 P.M.**

Present: Chairman Boucher, Members Allen, Hafenecker, Iannucci and Umberto, Attorney Cassidy, Engineer Higgins and Building Inspector Cocks

Absent: Members Kelly and Karlich

Pledge of Allegiance.

On a motion by Member Hafencker and seconded by Member Umberto it was resolved: **to open the meeting.**

Aye: 5

Nay: 0

Absent: Members Kelly and Karlich

Application:

Ramapo St Office Building

Present: David Niemotko, Architect for the applicant

Chairman Boucher stated as this is a new application with a new owner can we please have an overview of this project.

Mr. Niemotko stated this project has been revised. This was before the Board as a mixed-use building but it is now just an office building. The project has been updated to add more space per floor and more parking. This project was tied to a project in Harriman to mitigate the wet lands. The project in Harriman is complete and the wetlands have been created and has been approved by the Army Corp of Engineers. This project had to be revised. We used the comments from the Engineer as they mostly had to do with mitigation. The hashed area on the plan has been approved by the Army Corp of Engineers. We revised the parking, the parking layout, and circulation on the plan. We thought it would be best to use the last set of Board Engineers comments. We have a new owner for the property as well. We would like to be referred to outside agencies to get their comments especially the DOT. This is essential to the project.

Board Engineer Higgins read his comments. Office use is allowed in the GB zone and the plan will not require any variances. This application received approval from the Army Corp of Engineers in 2019 and the wetlands overlay was shown on C-4 of the site plans. While the building meets the Army Corp of Engineers plans for area of disturbance, Board Engineers still have concerns about how this will be built as the wet-lands area is small. Fill plans for the property needs to be provided to the Board. Landscaping, lighting and utilities and water access need to be provided in the site plan. The Board would need written verification from the Army Corp of Engineers, in regards to the Harriman project in regards for mitigation. A revised EAF will need to be submitted. The applicant needs a water quality verification from the DEC.

The project needs DOT approval for improvements to Rt. 17M. The project needs flood plans that are approved by the Building Department.

Board Engineer Higgins asked if the Board has declared Lead Agency yet. Board Attorney Cassidy stated no, as it is a new application. Without the revised EAF the Board cannot declare lead agency. This application also needs a 239 County review. Board Attorney Cassidy stated this project will need a historic review as it is abutting the cemetery. The Board is waiting for a more developed plan. Attorney Cassidy stated the Board needs more information about the traffic impact to Rt. 17M. A traffic study and a consultation with the Village traffic engineer are recommended.

Board Attorney Cassidy stated the applicant has submitted a letter from the Army Corp of Engineers from 2019. That letter was specifically for the plans that were submitted, therefore these plans need to re-submitted to the Army Corp of Engineers. These plans are significantly different from the original plans that were submitted. Mr. Niematko stated this plan does not need to go back to the Army Corp of Engineers as they are not interested in the type of building that is being planned, just what impacts the land so we did not change that at all. Board Attorney Cassidy stated they altered the configuration of the building. The original building was a couple of iterations back and the letter is four years old. We need to submit it again. Mr. Niematko stated he agrees and he would like the Board to declare itself Lead Agency so that can be done. Board Attorney Cassidy stated the Board has no documentation about what was done in Harriman from the Village of Harriman. The Board only has Mr. Niematko's word for it. It is the responsibility of the applicant to provide that documentation.

Application:

3 Angel Road

Present: David Niematko, Architect for the applicant

Board Attorney Cassidy stated this project is no longer allowed as the area. The area has been re-zoned and this use is no longer valid for the new zone. The property was in the URM zone, there is no longer a URM zone. This address is now in the CB zone and two-family houses are not allowed in the CB zone. There is not much the Board can do. Board Attorney Cassidy stated Mr. Niematko has two options 1) going to the ZBA for an area variance but she is not sure how that will go based on the new comprehensive plan and the updated zoning or 2) Mr. Niematko can go to the Village Board seeking relief.

Mr. Niematko stated this was a vested project. Board Attorney Cassidy stated this is not a vested project and this Board can refer him to the Village Board. The Board Engineer gave Mr. Niematko their comments.

Application:

Monroe-Woodbury Islamic Center

Present: Ryan Nasher, Engineer, Amed Amara, Architect, and Dominic Cordisco Attorney for the applicant. Mohammed Miah, the applicant, President of the MWIC

Mr. Nasher, engineer for the applicant, stated this project has been before the Board before. Changes have been made to bring the size of the building down. They are continuing to work on the easement issue. They were going to work with the neighbor for the easement but they cannot.

They will be using the alternate plan for drainage. The Architect has worked on the project for the outside area and the building as well.

Mr. Amara, architect for the applicant, stated they did an analysis on property and where the building will go on the property. The existing house will be demolished. Parking will be in the front of the property. The building will be 30 feet in height. The back of the site slopes about ten to fifteen-feet which allows for windows on the ground floor. The front of the building has an area where people can congregate. The ground floor has four egresses and there are two domes on the top of the building. The peak of the dome will extend to a height of fifty-feet which has a special meaning. It is a symbolic of calling to God and it acts as a calling cards if you are driving by.

On a motion by Member Allen and seconded by Member Hefenecker it was resolved: **to adjourn the meeting.**

Aye: 5
Nay: 0

Absent: Members Kelly and Karlich